

Document No. 3929
Voted at Meeting of 4/17/80

BOARD OF APPEAL REFERRALS

April 17, 1980

1. Z-4673 Peabody Realty Trust
 1879 Dorchester Avenue, Dorchester
2. Z-4676 Innocenza Avellino
 640 Hyde Park Avenue, Roslindale
3. Z-4679 George A. Cabral
 51 (rear) Hallron Street, Hyde Park
4. Z-4689 Robert C. Broker
 32 Monument Avenue, Charlestown
5. Z-4695 John Sharratt
 123-125 Mt. Vernon Street &
 68-72 Charles Street, Boston
6. Z-4707 C. Salemis
 271 (rear) Cornell Street, Roslindale

MEMORANDUM

April 17, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/29/80 Z-4673
Peabody Realty Trust
1879 Dorchester Ave., Dorchester
At Talbot Avenue

One story diner & taxi stand - R-.8 & B-1

District(s):	apartment_____	general business B-1_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect six story 103 unit apartment structure for elderly.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-2	Lot area is insufficient.	
15-1.	Floor area ratio is excessive.	
16-1.	Height of building is excessive.	
17-1.	Open space is insufficient.	
20-1.	Rear yard is insufficient.	
21-1.	Setback of parapet is insufficient.	
23-1.	Off street parking is insufficient.	

The site in its present condition is unsightly, littered with trash. Proposed development would satisfy a need for elderly units proximate to shopping facilities and public transportation.

Community reaction is generally favorable. However the following concerns have been expressed: insufficient parking, lack of space for outdoor activities, relocation of diner and taxi stand within Peabody Square Area, noise generated by traffic and adjacent fire station, technical problems relative to construction over existing MBTA tunnels.

Parking, open space and relocation are treated by provisos; accoustical studies by developer indicate generally acceptable noise levels, and developer's Engineer reports no real difficulty in proposed construction. Little City Hall strongly supports project. Recommend approval with provisos.

VOTED: In reference to petition Z-4673, brought by Peabody Realty Trust, 1879 Dorchester Avenue, Dorchester, for seven variances to erect a six story 103 unit apartment structure for the elderly in Residential (R-.8) and General Business (B-1) Districts, the Boston Redevelopment Authority recommends approval with the following provisos: that the required off-street

parking facilities be provided; that the existing diner and taxi stand be satisfactorily relocated within the Peabody Square area; that plans be submitted to the Authority for Design Review. A site plan must be developed to include outdoor sitting and activity area (street level and possible roof deck.) Community reaction is mostly favorable however the following concerns have been expressed: insufficient parking, lack of space for outdoor activities, relocation of diner and taxi stand within Peabody Square area, noise generated by traffic and adjacent fire station, traffic problems relative to construction over existing MBTA tunnel. Accoustical studies by developer indicate generally acceptable noise levels and developer's engineer reports no real difficulty in proposed construction.



Z-4673
1879 DORCHESTER AVE.
(DOR.)

Board of Appeal Referrals April 17, 1980

Hearing: 5/6/80

Z-4676

Innocenza Avellino
640 Hyde Park Avenue, Roslindale
At Canterbury Street

Gas Service Station R-.5 & L-.5

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two car lubritorium to repair shop garage, interior storage of 25 vehicles and gas service station.

Violation(s):

Section

Required

Proposed

- 8-7. Repair shop garage exclusive of auto body shop is forbidden in R-.5 District and conditional in L-.5 District.
- 8-7. Indoor storage of 25 motor vehicles is forbidden in R-.5 District and conditional in L-.5 District.
- 8-7. Gas service station with 20,000 gallons of gasoline storage is forbidden in R-.5 district and conditional in L-.5 District.

In November of last year, the Authority recommended denial without prejudice of similar petition so that petitioner could meet with community to resolve concerns; Board of Appeal decision was the same but for technical reason that application was incorrectly filed. Re current petition, abutters, staff and Little City Hall met with petitioner with no resultant compromise. Community is concerned with additional 13,000 gallons of gasoline storage, careless operation of facility, potential hazards, number of cars registered and unregistered, maintenance of rear parking lot and landscaping of entire perimeter, intensity of auto repairs. Recommend denial.

VOTED: In reference to Petition Z-4676, brought by Innocenza Avellino, 640 Hyde Park Avenue, Roslindale for three forbidden uses and three conditional uses for change of occupancy from two car lubritorium to repair shop garage, interior storage of 25 vehicles and gas service station in Residential (R-.5) & Local Business (L-.5) District, the Boston Redevelopment Authority recommends denial. Abutters, BRA staff and Little City Hall met with petitioner with no resultant compromise. Community is concerned with additional 13,000 gallons of gasoline storage, careless operation of facility, potential hazards, number of cars registered and unregistered, maintenance of rear parking lot and landscaping of entire perimeter, intensity of auto repairs.



Z-4676
640 HYDE PARK AVENUE
(ROS.)

April 17, 1980

Hearing: 5/3/80

Z-4679

George A. Cabral

51 (Rear) Hallron Street

Hyde Park

Near DeForest Street

One story frame structure - S-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family S-.5		manufacturing_____

Purpose: Legalize accessory tool shed.

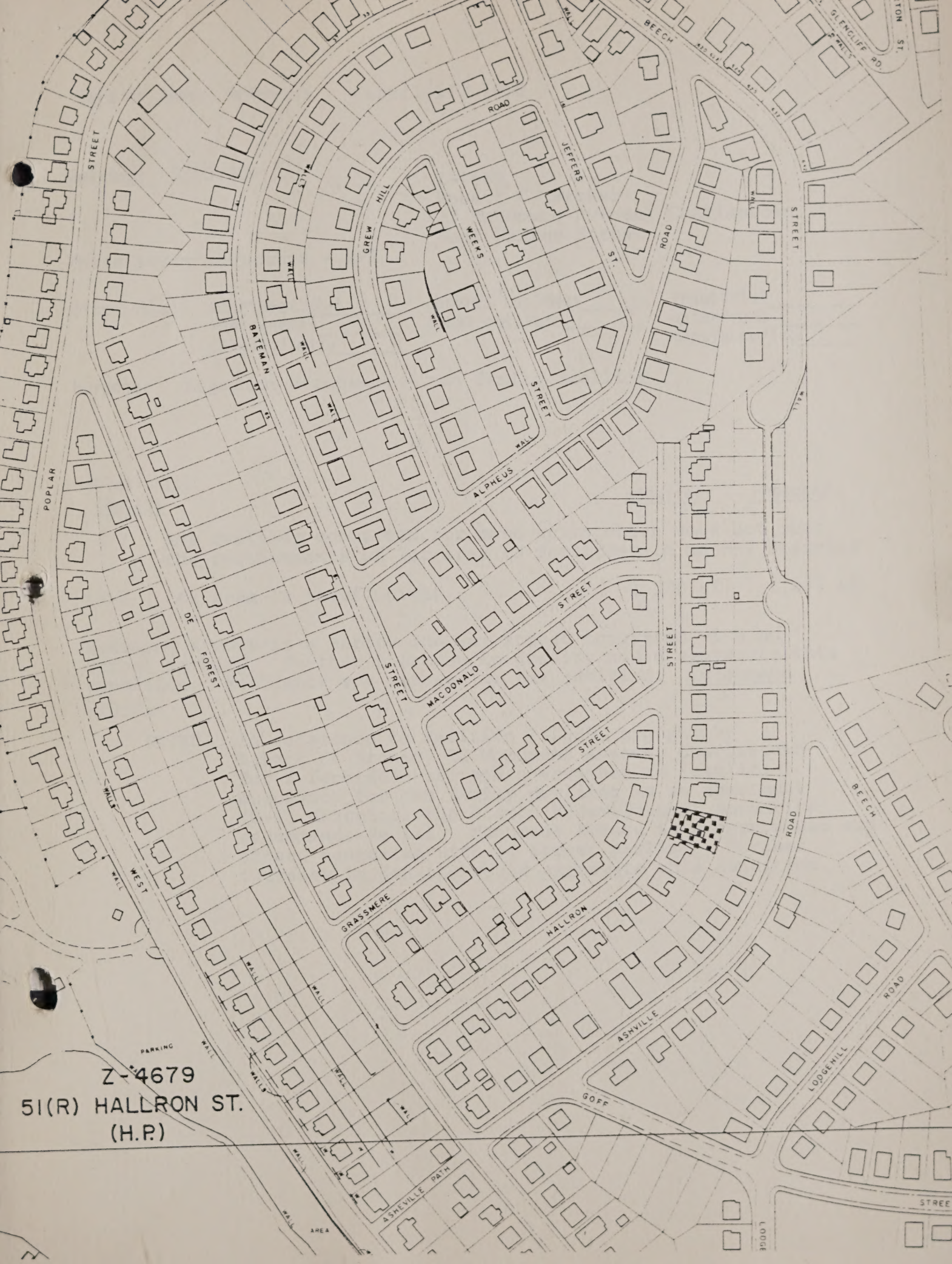
Violation(s):

SectionRequiredProposed

19-3 Accessory building shall not extend into side yard if structure is closer than 3/4 of lot depth to front street line.

Tool shed, accessory to one family dwelling was erected six inches from side lot line. One abuttor is opposed, disputing location of property line. Recommend approval.

VOTED: In reference to Petition Z-4679, brought by George Cabral, 51 (Rear) Hallron Street, Hyde Park, for variance to legalize accessory tool shed in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval.



Z-4679

51(R) HALLRON ST.
(H.P.)

Hearing: 5/13/80

Z-4689

Robert C. Broker

32 Monument Avenue, Charlestown

Near Warren Street

Three story structure - H-1

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Legalize occupancy - two family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more units which does not meet the requirements of lot area is forbidden in an H-1 District		
14-2 Lot area is insufficient.	3,500 sf.	1,657 sf.

Monument Avenue is a narrow one way street congested with on Street parking. Further increase in density would aggravate this condition. Residents are opposed to the petition. Recommend denial.

VOTED: In reference to Petition Z-4689, brought by Robert C. Broker, 32 Monument Avenue, Charlestown for a forbidden use and a variance to legalize occupancy for two family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Monument Avenue is a narrow one way street congested with on street parking. Further increase in density would aggravate this condition.



Z-4689
32 MONUMENT AVE.
(CHSN.)

Board of Appeal Referrals April 17, 1980

Hearing: 4/22/80

Z-4695
John Sharratt
123-125 Mt Vernon Street &
68-72 Charles Street, Boston

Former Charles Street AME Church

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2-65 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from church, parsonage & restaurant to one family dwelling, offices, retail stores and restaurant.

Violation(s):
Section

Required Proposed

8-7 Store serving the general retail needs of a major part of the city is conditional in an L-2-65 district.

15-1 Floor area ratio is excessive

Structure has been used as a meeting hall in recent years. Petitioner would utilize existing interior space for offices and retail facilities. Proposal has been reviewed with community and Beacon Hill Civic Association. Beacon Hill Architectural Commission has approved design. Society for Preservation of New England Antiquities has reached an agreement with petitioner on proposed changes. Recommend approval with provisos.

VOTED: In reference to petition Z-4695, brought by John Sharratt, 123-125 Mt Vernon & 68-72 Charles Streets, Boston, for a conditional use and variance for change of occupancy from church, parsonage and restaurant to one family dwelling, offices, retail stores and restaurant in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all trash and refuse be stored within the structure until time of pick up; that deliveries and pick ups occur between 7 am & 8 pm; that no advertising poster signs or papers be affixed to windows; that no more than fifty persons be employed in commercial operations; that all employees be encouraged to use off street parking.



Z-4695

123-125 MT VERNON ST.

68-72 CHARLES ST.

(B.P.)

Board of Appeal Referrals April 17, 1980

Hearing: 5/13/80

Z-4707
C. Salemis
271 (Rear) Cornell Street
Roslindale
At Walworth Street

One story structure R-.5

District(s):	apartment_____	general business_____	industrial_____
	residentialR-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Legalize addition to accessory one car garage.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
18-1. Front yard is insufficient	25 ft.	o

In process of repairing garage petitioner extended it three feet to lot line. No adverse impact. Recommend approval with proviso.

VOTED: In reference to Petition Z-4707, brought by C. Salemis, 271 (Rear) Cornell Street, Roslindale for a variance to legalize addition to accessory one car garage in a residential (R-.5) District, the Boston Redevelopment Authority recommends approval with proviso that overhead door be installed to prevent obstruction of public sidewalk.



Z-4707
27(R) CORNELL ST.
(ROS.)

